



# Rural Cluster Subdivision (RCS) Supplemental Submittal Checklist

For PDS Use Only

PROJECT FILE NUMBER: \_\_\_\_\_ PROJECT NAME: \_\_\_\_\_

## Completeness Criteria

In addition to the documents required by the department's submittal checklist for a preliminary subdivision or short subdivision, an application for a rural cluster must include the following:

- \_\_\_\_\_ 1. A separate project narrative document which includes the following information (25 copies):
  - \_\_\_\_\_ a. Description of how the proposal is consistent with SCC 30.42C.010 and 30.42C.050, including full and detailed evaluation of all appropriate sites for building lots.
  - \_\_\_\_\_ b. Description of how the proposal makes appropriate provisions for the following: public health, safety and welfare, open spaces, drainage ways, streets and other public safe walking conditions, potable water supplies, sanitary wastes, recreation, fire protection, other public facilities (if any).
- \_\_\_\_\_ 2. Site plan showing the existing character of the site, drawn to scale, which depicts the following information (25 copies):
  - \_\_\_\_\_ a. Natural features that distinguish the site or are characteristic of the area;
  - \_\_\_\_\_ b. Location of existing vegetation and open space;
  - \_\_\_\_\_ c. Existing structures and landscapes, including buildings, rock walls, fences, storage tanks, and areas of cultivation and plantings typical of rural settlement, such as windbreaks, hedgerows, orchards and agricultural fields;
  - \_\_\_\_\_ d. Uses on adjacent properties, including location of houses;
  - \_\_\_\_\_ e. Location and approximate size of designated natural resource lands on the project site and adjacent properties; and
  - \_\_\_\_\_ f. The approximate location, general dimensions, and approximate building footprints for all existing and proposed structures or other improvements.
- \_\_\_\_\_ 3. Site plan (may be combined with item #2 above), drawn to scale, depicting how existing character-defining features identified pursuant to SCC 30.41C.040(2)(a) through (c) will be maintained or enhanced by the proposed development, including the following (25 copies):
  - \_\_\_\_\_ a. Undisturbed restricted open space tracts under SCC 30.41C.090(2)(d);
  - \_\_\_\_\_ b. Areas where structures and landscapes identified pursuant to SCC 30.41C.040(2)(c) will be retained; and
  - \_\_\_\_\_ c. Location of all proposed open space tracts and their use.

- \_\_\_\_\_ 4. Landscape plan showing areas where existing vegetation will be retained and demonstrating compliance with SCC 30.25.033 (6 copies);
- \_\_\_\_\_ 5. A separate open space management plan in accordance with SCC 30.41C.120 (6 copies);
- \_\_\_\_\_ 6. A separate phasing plan including description and proposed schedule for phasing of the project, if applicable (10 copies);
- \_\_\_\_\_ 7. A separate sketch and general description of any proposed entrance sign or gate, including approximate dimensions and materials, if applicable (7 copies);
- \_\_\_\_\_ 8. A separate street lighting plan, if street lights are proposed (4 copies); and
- \_\_\_\_\_ 9. If site conditions do not allow for low impact development (LID) techniques to be utilized pursuant to SCC 30.41C.070(4), provide a formal report which clearly demonstrates with LIC cannot be used (6 copies).